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£330,000

21a Old Road, Holme-On-Spalding-Moor, York, YO43 4AB

**** NON-ESTATE INDIVIDUALLY DESIGNED ****

**** 3 BED DETACHED PROPERTY ****

This well presented three bed detached property occupies a private plot in the heart of the village of Holme-On-Spalding-Moor, just a stone's throw away from the historic city of York. The spacious property briefly comprises entrance hall, spacious living room with dining area, well designed kitchen, and downstairs W/C, whilst upstairs there are three double bedrooms and a family bathroom, the master bedroom benefits from an en-suite.

Outside the property to the front there is a private driveway with electric iron gates, ample parking and turning point, a paved patio area leading to the rear garden which is laid to lawn and shrubs providing privacy and a sense of tranquillity.

Holme-on-Spalding-Moor is a large, increasingly popular rural village situated between Market Weighton and Howden. There is a good range of local amenities including churches, doctors, pharmacy, a primary school, convenience stores, post office, butchers, bakers, pubs and takeaway restaurants.

Bedrooms

3

Bathrooms

3

Receptions

1



HOLME-UPON-SPALDING-MOOR

Holme-upon-Spalding-Moor is a large, increasingly popular rural village situated between Market Weighton and Howden. There is a good range of local amenities including churches, doctors, pharmacy, a primary school, convenience stores, post office, butchers, bakers, pubs and takeaway restaurants. The nearest railway station is at Howden (with direct services to London) and there is a regular bus service giving access to nearby York and Market Weighton, which have supermarkets and a good selection of shops. The village is also well located for commuting to York, Hull, Beverley and for access to the M62 motorway.

ACCOMMODATION

ENTRANCE HALL

Front door, wood effect flooring, stairs off, radiator.

KITCHEN

2.66m x 6.97m (8'8" x 22'10")



Fitted white kitchen with wood effect laminate work surface over, gas hob, electric oven and grill, integrated dish washer, stainless steel sink and drainer with mixer tap, rear entrance door, under stairs storage cupboard, wood effect flooring, two radiators.

W/C

1.65m x 1.56m (5'4" x 5'1")

Low flush W/C, pedestal wash basin, plumbing for washing machine, wood effect flooring, part-tiled walls, radiator.

LIVING ROOM

10.50m 4.03m (34'5" 13'2")



Wood effect flooring, wall mounted electric fire, two radiators.

DINING AREA



FIRST FLOOR

LANDING

Velux window, storage cupboard off housing wall mounted gas central heating boiler.

BEDROOM 1

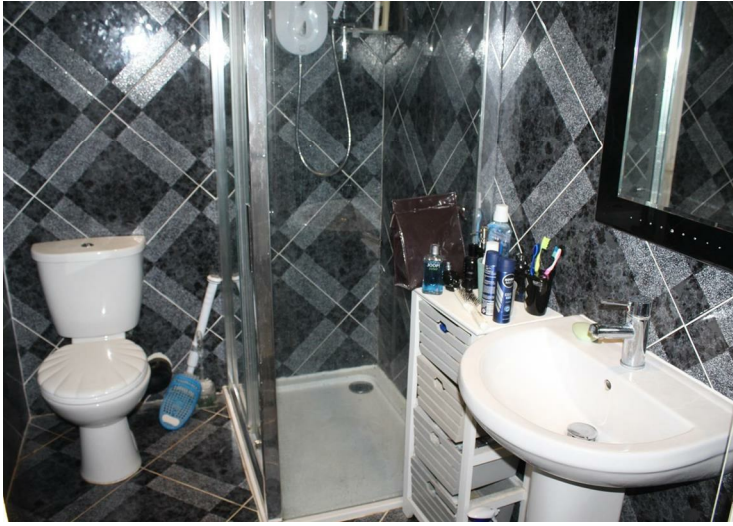
5.45m max x 4.08m (17'10" max x 13'4")



Fitted wardrobe, radiator.

EN-SUITE

2.38m x 1.58m (7'9" x 5'2")



Low flush W/C, shower cubicle with electric shower, pedestal wash basin with mixer tap, tiled walls and flooring, sun tunnel, inset ceiling lighting, extractor fan, heated towel rail.

BEDROOM 2

4.06m x 4.03m (13'3" x 13'2")



Radiator, television point.

BEDROOM 3

4.45m x 2.67m (14'7" x 8'9")



Velux window, loft access point, radiator.

BATHROOM

2.24m x 1.95m (7'4" x 6'4")



P-shaped bath with shower attachment over and fitted shower screen, low flush W/C, pedestal wash basin, tiled walls and flooring, sun tunnel, inset ceiling lighting, extractor fan, heated ladder towel rail.

OUTSIDE



DRIVEWAY

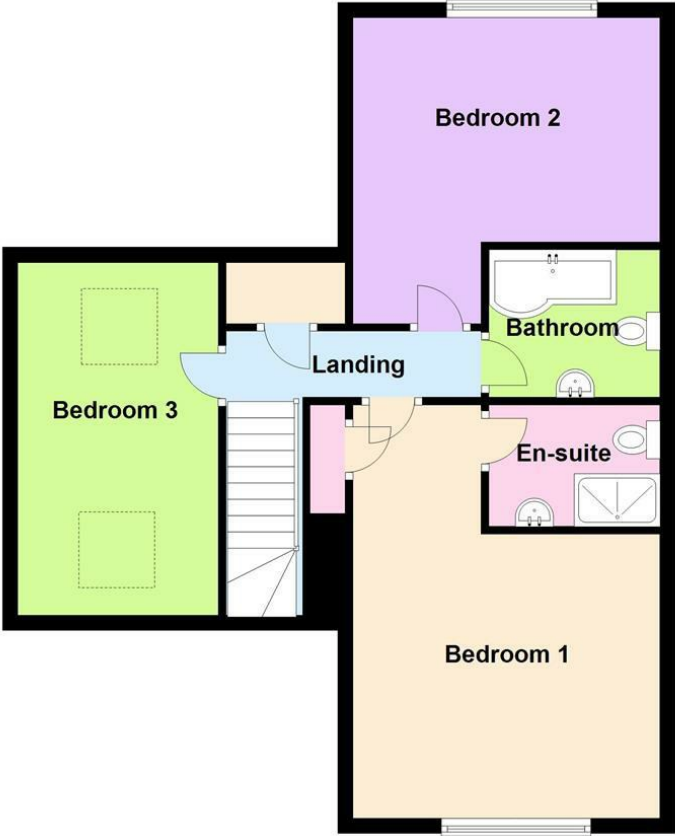
Tarmac driveway with electric iron gates leading to gravelled parking area and turning point, dwarf brick wall, paved patio area, timber fence boundaries.

Floor plan

Ground Floor



First Floor



Total area: approx. 137.1 sq. metres (1476.1 sq. feet)